

JUNE LAKE HIGHLANDS
FINAL MAP TRACT NO. 34-26

SHEET 1 OF 3

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA

BEING A DIVISION OF THE REMAINDER OF TRACT NO. 34-24 PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 64 THROUGH 64B IN THE OFFICE OF THE MONO COUNTY RECORDER. LOCATED IN THE NE 1/4 OF SECTION 15, T.2S., R.26E., M.D.B.&M.

9.44± ACRES GROSS
7.42± ACRES NET

OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this Final Map. We also hereby dedicate to the public, for street right-of-way and utility purposes, Highland Drive, Alpenglow Court, and Mountain Vista Drive as so designated on this map. We also hereby dedicate to the public those snow storage, drainage, utility, and slope easements as so designated on this map. We also hereby dedicate to the public an easement for pedestrian access purposes as so designated on this map. We also hereby dedicate to the public for street right-of-way and utility purposes those areas shown herein as "additional Leonard Avenue right-of-way". We also hereby relinquish all right of vehicular ingress to or egress from Lots 20, 21, 22, and 23 over and across the southerly boundary lines of said lots abutting Leonard Avenue.

As owners:
JUNE LAKE HIGHLANDS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: George R. Larson
George R. Larson, General Manager

BY: Delmar D. Yoakum
Delmar D. Yoakum, member

As Beneficiary:

June Lake Highlands, LLC a California Limited Liability Company, Beneficiary under the Deed of Trust recorded on July 11, 2005 as Instrument No. 2005005649 in the Official Records of Mono County.

BY: George R. Larson
George R. Larson, General Manager

BY: Delmar D. Yoakum
Delmar D. Yoakum, member

State of California }
County of Los Angeles } ss.

On DECEMBER 12, 2006 before me,

MASOOD S. RANA
a Notary Public in and for said County and State, personally appeared
George R. Larson

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.

WITNESS my hand and (optional) official seal:

Masood S. Rana (MASOOD S. RANA)
Notary Public (sign and print name)
My commission expires: AUGUST 30, 2010
County of my principal place of business: LOS ANGELES

State of California }
County of Los Angeles } ss.

On DECEMBER 12, 2006 before me,

MASOOD S. RANA
a Notary Public in and for said County and State, personally appeared
Delmar D. Yoakum

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.

WITNESS my hand and (optional) official seal:

Masood S. Rana (MASOOD S. RANA)
Notary Public (sign and print name)
My commission expires: AUGUST 30, 2010
County of my principal place of business: LOS ANGELES

ABANDONMENT NOTE

Pursuant to Section 66499.20-1/2 of the Subdivision Map Act, the filing of this map shall constitute abandonment of that portion of the drainage channel easement located on the Remainder of Tract No. 34-24 per map recorded in Book 10 of Tract Maps at Pages 64 through 64B in the Office of the Mono County Recorder as dedicated to the County of Mono per deed recorded as Instrument No. 2004007587 of Official Records of Mono County, and not shown on this map.

C.C.&R.'s NOTE

The declarations of covenants, conditions, restrictions and reservations for June Lake Highlands were recorded on Dec. 20, 2006, as Instrument No. 2006-00842 of Official Records on file in the office of the Mono County Recorder.

SIGNATURE OMISSIONS

The signatures of the following companies, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436, Subsection a-3A1 of the Subdivision Map Act:

Continental Telephone Company of California	494/70 O.R. for existing telephone facilities
June Lake Public Utility District	494/77 O.R. for existing district facilities
Mono County T.V. Corporation Services District	494/80 O.R. for underground and aboveground cables
Southern California Edison Company	711/254 O.R. and Inst. No. 2002008103 for electrical lines and related structures

That interest reserved by the United States of America per 494/68 O.R. is included in this map, without consent, under the provisions of Section 66436, Subsection a-4 of the Subdivision Map Act.

RECORDER'S CERTIFICATE

Filed this 20th day of Dec., 2006, at 3:30 P.M., in Book 10 of Tract Maps at pages 102-102B, at the request of June Lake Highlands, LLC.

Instrument No. 2006008991

Fee: 13.00

By: Christy Robles
Christy Robles
Interim Mono County Recorder

SOILS NOTE

A soils report, Project No. 3.30357.1 was prepared by Sierra Geotechnical Services, Inc., dated December 17, 2004, under the signature of Thomas A Platz, PE C41039 and Joseph A. Adler, CEG 2198. A copy of said report is on file with the Mono County Department of Public Works.

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the undersigned and found to be in substantial conformance with the approved or conditionally-approved tentative map. Therefore, in accordance with the provisions of Mono County Code Section 17.20.170, this map is hereby approved, said approval having been ratified by the Mono County Planning Commission on DEC. 14, 2006.

12/14/06
Date

By: Rick Kattelman
Rick Kattelman, Chairman
Mono County Planning Commission

12/14/06
Date

By: Scott Burns
Scott Burns, Director
Mono County Community Development Dept.

CLERK TO THE BOARD'S STATEMENT

I hereby state that the Mono County Board of Supervisors, at a regular meeting thereof, held on the 19TH day of DECEMBER, 2006 by an order duly passed and entered, did approve the Final Map for Tract No. 34-26, and did also REJECT, on behalf of the public, those street rights-of-way designated as Mountain Vista Drive, Highland Drive, and Alpenglow Court, and did also REJECT, on behalf of the public, those easements for snow storage, drainage, utility, and slope purposes, and did also REJECT, on behalf of the public, a pedestrian access easement, as shown on this map, and did also APPROVE, on behalf of the public, the abandonment of that drainage easement recorded as Instrument No. 2004007587, and did also REJECT, on behalf of the public, those additional right-of-way areas for Leonard Avenue, as shown on this map.

12/20/06
Date

By: Christy Robles
Christy Robles
Interim Clerk to the Board of Supervisors

TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$ 0.00 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

12-18-2006
Date

By: Rosemary Glazier
Rosemary Glazier
Interim Mono County Tax Collector

HEALTH DEPARTMENT'S CERTIFICATE

I hereby certify that this subdivision is approved by the Mono County Health Officer.

12-14-06
Date

By: Dennis Gumpson
Dennis Gumpson
Mono County Health Officer

COUNTY SURVEYOR'S STATEMENT

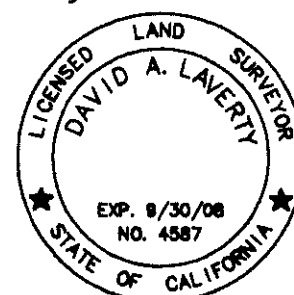
This map has been examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with. I am satisfied that this map is technically correct.

By: John S. Parrish
John S. Parrish, L.S. 5050
Lic. exp. 6/30/2008

SURVEYOR'S STATEMENT

This final map and survey were prepared by me or under my direction and are based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance performed in September, 2005 at the request of June Lake Highlands, LLC. This survey is true and complete as shown. I hereby state that this Final Map substantially conforms to the conditionally-approved Tentative Map. I hereby state that all the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before September 31, 2007, and that such monuments are, or will be, sufficient to enable the survey to be retraced.

Dec 19 2006
Date



By: David A. Lavery
David A. Lavery, L.S. 4587
Lic. exp. 9/30/2008



BOOK 10 OF TRACT MAPS AT PAGE 102